

# Rabbit Creek Community Council

## NEWSLETTER March 2004

<http://www.communitycouncils.org/rabbit>

Rabbit Creek Community Council \* P.O. Box 112354 \* Anchorage, AK 99511-2354

### Comments from the President

Our priorities for this new year focus on some major projects and increasing the level of council resident awareness of issues and involvement in council discussions. This year we have a great new council board. We have experienced council members continuing to contribute their time and energy as well as new council members getting involved and organizing groups to work on important issues like community outreach, planning, access to parks and trails, and reviewing major development plans. I really appreciate this spirit of community involvement - including a new newsletter editor!

Working together we have a powerful voice in what happens, and what does not happen. Please attend the next council meeting and learn about what is happening and have a voice in what you feel the council should be addressing. This month's meeting will include time on the Mental Health Trust Land development called Forest Heights - join us as we review this major development and other issues affecting the RCCC area. Ky

### Short Boards and Fee Schedule

The large number of land use issues that the council faces each month has dropped off temporarily, possibly due to the new fee schedule, with significantly higher fees. Also, the Planning and Zoning Commission is short a few members which makes for what is called a 'short board.' Developers are reluctant to come before short boards because cases take a minimum number of votes to pass. If a case is likely to generate any controversy then there may not be enough votes to pass the case with a short board. New members should be appointed to the P/Z Commission in a few weeks.

### 120-Acre Development Hearings

The 120-acre Mental Health Trust Parcel located on South Goldenview Drive has been purchased by the developer of Goldenview Park and Prominence Point subdivisions. The developer has applied to rezone the parcel to R7 SL. Proposed lot sizes range from 11,000 to 40,000 ft<sup>2</sup>. Public comments are due by March 26, 2004 and the Re-Zoning hearing is scheduled for April 5, 2004.

We have invited the developer's representative to talk during our monthly meeting on March 11 to present preliminary plans for this parcel.

### PLANNING & ZONING 1st/2nd Mon, 6 PM Loussac Library

#### ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

4/7~S11247-1: sub 1 lot & 3 tr to 2 tr, vacation of 70' ROW

4/5~S2004-078: Plan amendment for Hillside Wastewater Management Plan

4/12~S10950 and 2002-208: 1 tr sub to 23 lots, amendment for the Hillside Wastewater Management Plan.

4/7~S11135-1: resub 2 lot, vacation of 50' ROW

4/5~2004-021: public parks master plan.

4/5~Rezone 120 ac to 1/2 ac lots, Mental Health Trust land, Goldenview Dr #2004-053

### Agenda Topics for the March 11th Meeting

*7:00 pm Call to order*

*Treasurer's report*

*Minutes from January Meeting*

*Comments from Floor, limited to 10 minutes total*

*Announcements*

*Open teleconference with Mike Hawker and Con Bunde*

*Report from Assembly*

*Committee Reports: Hillside District Planning, Access (Trails & Parks)*

*Old Business: Plan for April General Meeting*

*New Business: Committee report and developer presentation – Mental Health Land Development, Land use cases (none currently listed for action), Parks Plan Review*

*9:00 Adjourn*

*Meetings are held at Rabbit Creek Community Church (Rabbit Creek and Snowshoe Lane), the second Thursday of each month, from 7:00 to 9:00 p.m..*

*Every meeting of the RCCC is a general meeting if the required quorum is met, otherwise a Board meeting is called. The Treasurer's report lists the latest membership data from which a quorum is determined (20% of the membership).*

### Candidate Forum

HALO is having a Candidates' Forum on April 1st from 7-9 pm. It will be held at the Holy Spirit Retreat Center, O'Malley at Hillside.

**Come meet the candidates** for Anchorage Assembly and School Board candidates as well as find information on bonds and propositions. There will be a chance for audience participation and questions for the candidates.

### 2004 Membership Form

Return to: Rabbit Creek Community Council, PO Box 112354, Anchorage, AK 99511

Dues: \$3 /person or \$5 couple

Name(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Location of property or rental within RC area \_\_\_\_\_

E-mail or Phone No. \_\_\_\_\_

To receive the newsletter, circle the preferred format: **E-Mail, regular, fax, none.**

Committees on which you are willing to serve:

By-Laws

Roads

Zoning & Platting

Parks/Trails

School Issues

Public Safety

Utilities/Water/Sewer

Other (specify) \_\_\_\_\_

## Rabbit Creek Community Council

### 2004 BOARD

**President:** Ky Holland  
e-mail [kyholland@gci.net](mailto:kyholland@gci.net)

**Vice President:** Wayne Skidmore  
**Secretary:** Susanne Comellas

**Treasurer:** Donna Van Flein

### Other Board Members

Jess Grunblatt  
Vivian Mendenhall  
Charlie Barnwell  
Dan Case  
Jess Grunblatt  
Dianne Holmes 345-1514  
Thom Janidlo

## Adopt-A-Garden Flowers at the Overpass

The beautiful flower plot we have enjoyed for 15 years at the RC Overpass needs our help. Families with a pickup are needed to take a week of watering duties; no pickup is needed for weeding. We will be losing our wonderful manager who has put a 15-yr limit on her involvement. Susanne Comellas has single-handedly kept the plot going through difficult times. Now we need your involvement to keep this beautiful plot growing. Call 345-8171.

## Hillside District Plan

At the February meeting the council discussed the continued lack of city action on a Hillside District plan. Three options were discussed: Continue to advocate for the city to start the planning process, begin our own grassroots council level process with other councils, or start our own grass root district level process with other councils. Ky will chair a Hillside District Plan (HDP) Committee with Dan, Mike, and Charlie. It was decided that the RCCC should develop a template and then invite the other SE Anchorage councils to join in to complete it. We also discussed getting the HDP and other neighborhood plans codified in Title 21 in order to give the plans legal standing. A meeting with the mayor is being planned to discuss these ideas and seek support from his administration.

## '04 Council Officers and Committees      General Meeting Planned for April 8

The open position of president was filled by Ky Holland (previously vice-president). Wayne Skidmore agreed to serve as Vice President. The board approved the reappointments unanimously.

Dianne Holmes will chair a Land Committee and several projects will operate under that heading as needed. These ad-hoc sub-committees will initially include the Major Development (Mental Health Trust Land being developed initially), Hillside District Plan, and Access (Trails and Parks). Contact Dianne if you have questions or would like to help on these or other projects.

## Dearmoun Project Being Re-Evaluated

According to a Daily News article on Mar.1, the state is considering changing their plans for widening and straightening DeArmoun Road from 140th to Hillside.

According to the article, three community councils sent in resolutions saying they'd like a slower, narrower road than the original plan. The state is also considering a curve in the road that would not take out a local resident's house, which would have required removing the house in the original plan.

## Links and Contacts

### Assembly members for RC

Janice Shamborg, 343-4124, [jchshamborg@gci.net](mailto:jchshamborg@gci.net)  
Dick Tremaine, 343-4122, [tremained@ci.anchorage.ak.us](mailto:tremained@ci.anchorage.ak.us)

### Zoning/Code Enforcement 343-8380

### Private Dev/Subdiv., 343-8310

### Planning Dept. , Counter 343-7900

### Platting Dept, 343-7900

### Rabbit Creek Fire Station, 345-2555

The new council is going to hold three general meetings each year with more effort to make these meetings special events that will attract more involvement of our community on a few important issues. This year we are proposing using the April meeting as a general meeting and focus on major land use issues and starting a planning process for our council. The Trails/Parks team is also working on how this meeting can be used to discuss and plan for an updated trails and parks plan for our area. There are two other big issues that might tie in to this meeting including the Rabbit Creek Green belt trails plan and the DeArmoun Road Phase II work. Please contact Ky for more information.

## Title 21 Rewrite

The codes for building design and standards are being re-written. Citizen input is still needed for Module #2. The Anchorage Citizens Coalition is holding meetings through March to discuss the changes proposed by the city and their consultant, Clarion Associates. Title 21 is one of several sub-plans to be written under the city's 2020 Comprehensive Plan. Zoning districts and dimensional standards are the focus of Module 2, while design standards will be reviewed in Module 3 later this spring. For questions call the Planning Dept., 343-7921; find more information at [www.muni.org/planning/prj\\_Title21.cfm](http://www.muni.org/planning/prj_Title21.cfm).

### State Legislature

Con Bunde, 800-892-4843;  
[Senator.Con.Bunde@legis.state.ak.us](mailto:Senator.Con.Bunde@legis.state.ak.us)  
Rep. Michael C. Hawker, 800-478-4950,  
[Rep.Mike.Hawker@legis.state.ak.us](mailto:Rep.Mike.Hawker@legis.state.ak.us)

### LRSAs

South Goldenview : Dan Heynen, 345-3102,  
Birchtree Elmore: Ed Bosco, 345-4530; Ted Pease 345-1235